Kristina Kulczycki

Agenda Item #6 RPC 4/6/16

From:

Jeff Pletyak

Sent: To: Tuesday, April 05, 2016 6:25 PM Jacki Aver: Kristina Kulczycki

Cc:

atc@actontowncouncil.org; Robert Glaser; evizcarra@lacbos.org; cborzaga@lacbos.org;

Emiko Thompson: Dean Lehman: Pat Proano; Andrew Ngumba; Kent Tsujii

Subject:

RE: Traffic study done for the Primo Burger project in Acton

Attachments:

Primo project description.pdf; Counts.pdf

Jacki

We conferred with the Department of Regional Planning (DRP) regarding the project's proposed land use. DRP provided us with the attached project summary which is accessible by the public at http://planning.lacounty.gov/assets/upl/case/r2014-00881 hearing package.pdf.

Retail Trip Generation

Upon comparing the attached project summary to the project's Traffic Impact Analysis (TIA), we have the following:

- The TIA forecasted the project's trip generation based on the land use and size described in the attached project summary.
- The Institute of Transportation Engineers (ITE) Trip Generation Manual, Ninth Edition, defines a Specialty Retail
 Center land use (Code 826) as generally small strip shopping centers that contain a variety of retail shops and
 specialize in quality apparel, hard goods, and services such as real estate offices, dance studios, florists, and
 small restaurants.
- To calculate the trips generated by the proposed 6,000 square-foot retail building, the TIA utilized the trip rates for the Specialty Retail Center land use (Code 826) included in the ITE Trip Generation Manual, Ninth Edition.
- Based on our research of all retail-related land-use codes within the ITE Trip Generation Manual, we concur the use of Specialty Retail center land use (Code 826) to be appropriate.

Traffic Signal Warrant Analysis

The TIA determined there is no nexus to require a traffic signal warrant analysis, based on the following:

- The project is not expected to have a significant transportation impact at the study intersections in accordance with the County's Traffic Impact Analysis Report Guidelines.
- The nexus for requiring a project to conduct a traffic signal warrant analysis is based on the following process:
 - o A finding is made that the project is expected to have a significant transportation impact.
 - A conceptual design plan is prepared to provide the additional capacity at the intersection to mitigate the project's significant transportation impact (i.e., restripe roadway to provide more travel and/or turning lanes).
 - o A review of the conceptual signing/striping design plan is conducted to analyze the need for additional traffic control devices (ie. stop signs, traffic signals, or roundabouts).

Peak-Hour Traffic Counts

Attached for your reference are 12-hour traffic volume counts taken at the intersection of Crown Valley Road at Antelope Woods Road in September 2015, and at Crown Valley Road at Sierra Highway in December 2012. Please note the attached counts identified the a.m. peak hour for both intersections as 7:30 to 8:30 a.m., and the p.m. peak hour for both intersections as 2:15 p.m. to 3:15 p.m. To address your concerns about peak hour traffic conditions in the Acton area, we conducted a level of service at the two above-mentioned intersections which analyzed potential traffic impacts with the peak level of project-generated trips and other related project-generated trips distributed during p.m. peak hour of 2:15 to 3:15 p.m. Based on these level of service analyses, the project is not expected to have a significant transportation impact at the two intersections in accordance with the County's Traffic Impact Analysis Report Guidelines.

If you have any follow up questions or would like to meet in person to discuss further, please reply back to me or contact me at (626) 300-4721.

Jeffrey Pletyak Traffic Studies, Section Head Traffic and Lighting Division (626) 300-4721

From: Jacki Ayer [mailto:airspecial@aol.com]
Sent: Monday, April 04, 2016 11:25 AM
To: Emiko Thompson; Kristina Kulczycki

Cc: atc@actontowncouncil.org; Robert Glaser; Jeff Pletyak; evizcarra@lacbos.org; cborzaga@lacbos.org

Subject: Re: Traffic study done for the Primo Burger project in Acton

Dear Ms. Thompson and Ms. Kulczycki;

This email is being submitted on behalf of the Acton Town Council

It has been more than 5 weeks since you were notified regarding the errors in the Primo Burger traffic study and its fundamental inconsistency with DRP's analysis of the project. Yet, none of these concerns are reflected in the records compiled for this project, and they have certainly not been addressed by any county staff member. In case it was not clear, here are the issues:

DPW assumed a "specialty retail" traffic profile for the retail space (see page 10) apparently based on the assumption that a "feed store" would be operated in the retail space. HOWEVER, DRP REFUSES to condition the retail space accordingly. THEREFORE, the traffic impact analysis DOES NOT represent the actual project that is being approved.

IN ADDITION, DPW refuses to prepare a Traffic Signal Warrant Analysis that is REQUIRED by the County's own Traffic Impact Analysis Guidelines Document.

These concerns were publicly discussed at length at the Acton Town Council meeting on March 15, and the community was informed that these issues would be properly addressed by county staff. It is disappointing to see that they appear to have been entirely ignored.

Given that the hearing for this project is scheduled for Wednesday, I trust that these issues will be addressed *forthwith* and that the record will clearly articulate and properly reflect these concerns

Regards

Jacqueline Ayer
Correspondence Secretary
The Acton Town Council

----Original Message----

From: Emiko Thompson < ETHOMP@dpw.lacounty.gov>

To: Jacki Ayer <airspecial@aol.com>

Cc: atc <atc@actontowncouncil.org>; Robert Glaser <rglaser@planning.lacounty.gov>; Kristina Kulczycki

<kkulczycki@planning.lacounty.gov>; Jeff Pletyak <<u>JPLETY@dpw.lacounty.gov</u>>

Sent: Mon, Feb 29, 2016 3:11 pm

Subject: RE: Traffic study done for the Primo Burger project in Acton

Jacki,

We'll look into the concerns you expressed below regarding the traffic study for the proposed Primo Burger drive thru in Acton, and get back to you.

Thank you.

Emiko Thompson
Principal Engineer
County of Los Angeles Dept of Public Works
Traffic & Lighting Division
(626) 300-4713
ethomp@dpw.lacounty.gov

From: Jacki Ayer [mailto:airspecial@aol.com]
Sent: Monday, February 29, 2016 2:55 PM

To: Emiko Thompson; Robert Glaser; Kristina Kulczycki

Cc: atc@actontowncouncil.org

Subject: Traffic study done for the Primo Burger project in Acton

Dear Ms. Thompson;

I have reviewed portions of the traffic study conducted for the proposed Primo Burger drive thru project in Acton, and have some concerns. First, I noted that the traffic consultant uses a "Specialty Retail" trip generation factor even though the project application does not reflect any "specialty retail" uses. The "Specialty Retail" trip generation factor results in a daily trip projection of only 266, while the standard "Retail" trip generation factor results in a daily trip projection of nearly 1,100. This assumption substantially underpredicts the traffic profile and provides an inaccurate traffic impact assessment. As I understand it, DRP does not intend to condition the project for any "Special Retail" uses, therefore DPW cannot approve a traffic study that assumes a "Specialty Retail" trip generation factor. I spoke with the planner (Ms. Kulczycki) regarding this issue in early February; she was under the impression that the applicant planned to open a feed store. However, I pointed out that (while the original 2006 application was for a feed store) the current application now pending before the county does not include any specific retail businesses at all.

I am also concerned that the traffic study ignores the recorded tract map creating 120+ residential lots on Crown Valley just down the street from the Primo Burger project. I mentioned this to Ms. Kulczycki in early February as well, but do not know if she has raised this issue with you yet.

It also appears that the consultant simply "assumed" that peak AM traffic occurs between 7-9 and peak PM occurs between 4-6 and did not collect any data to confirm this assumption.

Additionally, the applicant made a commitment to the ATC in 2014 that the traffic study prepared for the proposed Primo Burger project would consider the intersection of Antelope Woods and Crown Valley (adjacent to the High Desert Middle School). However, the traffic study for the Primo Burger project that was approved by DPW omitted this crucial intersection.

For these reasons, I urge DPW to rescind its approval of the Primo Burger traffic study and direct the consultant to prepare a proper traffic study that relies on 1) accurate trip generation factors which actually represent the unlimited retail project being considered by the RPC; 2) accurate peak AM and PM traffic conditions that are confirmed by a complete dataset collected over a 24 hour period; 3) a cumulative traffic impact analysis of the 120+ residential lots created by the recorded Casden Tract Map; and 4) properly considers that Antelope Woods/Crown Valley intersection.

Thank you

Jacqueline Ayer Acton resident



PROJECT SUMMARY

PROJECT NUMBER

HEARING DATE

R2014-00881-(5)

4/6/16

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400037 Environmental Assessment No. 201400078

OWNER / APPLICANT MAP/EXHIBIT DATE

Joanna and Doug Gaudi / Robert Friedman 10/1/15

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit to construct a 6,000-square-foot retail building containing three tenant spaces, a 3,300-square-foot restaurant with a drive-through, and a 1,600-square-foot accessory storage building. The property is currently vacant. The site plan depicts fewer trees than are required by the C-RU zone within the setback area; however, staff recommends a reduction to this requirement in light of the current water shortage issue in southern California, particularly in Antelope Valley.

PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT Acton
LAND USE DESIGNATION CR-Rural Commercial	DN	ZONE C-RU-DP (Rural Commercial-Development Program)
GENERAL PLAN / LOC Antelope Valley Area Pla		ZONED DISTRICT Soledad
ASSESSORS PARCEL 3217-021-022	NUMBER(S)	SITE AREA 1.95 Acres
LOCATION Vacant Property, Acton		ACCESS Slerra Highway

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - o 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - o 22.44.126 (Acton CSD requirements)

CASE PLANNER:

PHONE NUMBER:

E-MAIL ADDRESS:

Kristina Kulczycki

(213) 974 - 6443

kkulczycki@planning.lacounty.gov



Los Angeles County Department of Public Works Turning Movement Count

Run Date: 4/5/16 4:14 PM Count Date: 9/22/2015 Tuesday

Report ID: 857

Conditions:

Int: CROWN VALLEY ROAD at ANTELOPE WOODS ROAD

North Approach:	CROWN VALLEY ROAD	South Approach:	CROWN VALLEY ROAD
• •		• •	
East Approach:	ANTELOPE WOODS ROAD	West Approach:	ANTELOPE WOODS ROAD

Peak	Time:	7:30	AM inters	ection	Peak \	/olume	Total: 5	54	
Арр	<u>Veh</u>		<u>Vol</u>	<u>Left</u>	Turns	Th	rough	<u>Right</u> <u>Turns</u>	
N	Car	231	92%	135	58%	96	42%	0	0%
	Trk	20	8%	12	60%	8	40%	0	0%
	Tot	251	100%	147	59%	104	41%	0	0%
S	Car	180	95%	9	5%	129	72%	42	23%
	Trk	9	5%	0	0%	9	100%	0	0%
	Tot	189	100%	9	5%	138	73%	42	22%
E	Car	108	92%	21	19%	0	0%	87	81%
	Trk	9	8%	1	11%	1	11%	7	78%
	Tot	117	100%	22	19%	1	1%	94	80%
W	Car	7	100%	2	29%	0	0%	5	71%
	Trk	0	0%	0		0		0	
	Tot	7	100%	2	29%	0	0%	5	71%

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N	Car	129	91%	66	51%	63	49%	0	0%	
	Trk	13	9%	6	46%	6	46%	1	8%	
	Tot	142	100%	72	51%	69	49%	1	1%	
S	Car	108	93%	2	2%	91	84%	15	14%	
	Trk	8	7%	0	0%	8	100%	0	0%	
	Tot	116	100%	2	2%	99	85%	15	13%	
Е	Саг	45	94%	9	20%	0	0%	36	80%	
	Trk	3	6%	0	0%	0	0%	3	100%	
	Tot	48	100%	9	19%	0	0%	39	81%	
W	Car	3	75%	1	33%	0	0%	2	67%	
	Trk	1	25%	1	100%	0	0%	0	0%	
	Tot	4	100%	2	50%	0	0%	2	50%	

Peak	Time	7:30	AM North	Appro	ach To	tal Inte	rsection	564		
App	<u>Veh</u>		Vol	Left	Turns	<u>Thi</u>	rough	-	<u>Right</u> Turns	
N	Car	231	92%	135	58%	96	42%	0	0%	
	Trk	20	8%	12	60%	8	40%	0	0%	
	Tot	251	100%	147	59%	104	41%	0	0%	
S	Car	180	95%	9	5%	129	72%	42	23%	
Ì	Trk	9	5%	0	0%	9	100%	0	0%	
	Tot	189	100%	9	5%	138	73%	42	22%	
Ε	Car	108	92%	21	19%	0	0%	87	81%	
	Trk	9	8%	1	11%	1	11%	7	78%	
	Tot	117	100%	22	19%	1	1%	94	80%	
W	Car	7	100%	2	29%	0	0%	5	71%	
	Trk	0	0%	0		0		0		
	Tot	7	100%	2	29%	0	0%	5	71%	

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N	Car	218	91%	136	62%	82	38%	0	0%
	Trk	21	9%	11	52%	9	43%	1	5%
	Tot	239	100%	147	62%	91	38%	1	0%
S	Car	156	94%	9	6%	103	66%	44	28%
	Trk	10	6%	0	0%	10	100%	0	0%
	Tot	166	100%	9	5%	113	68%	44	27%
E	Car	125	98%	20	16%	0	0%	105	84%
	Trk	3	2%	0	0%	0	0%	3	100%
	Tot	128	100%	20	16%	0	0%	108	84%
W	Car	9	100%	3	33%	0	0%	6	67%
	Trk	0	0%	0		0		0	
	Tot	9	100%	3	33%	0	0%	6	67%

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N	Car	231	92%	135	58%	96	42%	0	0%
	Trk	20	8%	12	60%	8	40%	0	0%
	Tot	251	100%	147	59%	104	41%	0	0%
s	Car	180	95%	9	5%	129	72%	42	23%
1	Trk	9	5%	0	0%	9	100%	0	0%
	Tot	189	100%	9	5%	138	73%	42	22%
E	Саг	108	92%	21	19%	0	0%	87	81%
	Trk	9	8%	1	11%	1	11%	7	78%
	Tot	117	100%	22	19%	1	1%	94	80%
W	Car	7	100%	2	29%	0	0%	5	71%
	Trk	0	0%	0		0		0	
	Tot	7	100%	2	29%	0	0%	5	71%

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N	Саг	218	91%	136	62%	82	38%	0	0%
	Trk	21	9%	11	52%	9	43%	1	5%
	Tot	239	100%	147	62%	91	38%	1	0%
S	Car	156	94%	9	6%	103	66%	44	28%
	Trk	10	6%	0	0%	10	100%	0	0%
	Tot	166	100%	9	5%	113	68%	44	27%
Ε	Car	125	98%	20	16%	0	0%	105	84%
	Trk	3	2%	0	0%	0	0%	3	100%
	Tot	128	100%	20	16%	0	0%	108	84%
W	Car	9	100%	3	33%	0	0%	6	67%
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Run Date: 4/5/16 5:10 PM Count Date: 9/21/2015 Monday

Report ID: 858

Conditions:

Int.: CROWN VALLEY ROAD at ANTELOPE WOODS ROAD

North Approach:	CROWN VALLEY ROAD	South Approach:	CROWN VALLEY ROAD	
East Approach:	ANTELOPE WOODS ROAD	West Approach:	ANTELOPE WOODS ROAD	1

Posk	Time	2:15	PM Inters	ectic	n Peak	Volum	a Total	. 502	
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N	Саг	191	92%	66	35%	123	64%	2	1%
ł	Trk	17	8%	4	24%	13	76%	0	0%
	Tot	208	100%	70	34%	136	65%	2	1%
S	Car	165	92%	1	1%	147	89%	17	10%
	Trk	14	8%	0	0%	13	93%	1	7%
	Tot	179	100%	1	1%	160	89%	18	10%
E	Car	100	90%	33	33%	1	1%	66	66%
	Trk	11	10%	0	0%	0	0%	11	100%
	Tot	111	100%	33	30%	1	1%	77	69%
W	Саг	4	100%	2	50%	0	0%	2	50%
	Trk	0	0%	0		0		0	
1	Tot	4	100%	2	50%	0	0%	2	50%

Six+	lour A	verage	Hourly \	Volun	ne Total:	428			
<u>App</u>	<u>Veh</u>		Vol	Le	t Turns	Thr	ough	Rigi	ht Turns
N	Car	199	93%	82	41%	116	58%	1	1%
	Trk	15	7%	4	27%	10	67%	1	7%
	Tot	214	100%	86	40%	126	59%	2	1%
S	Car	151	94%	1	1%	134	89%	16	11%
	Trk	10	6%	0	0%	9	90%	1	10%
	Tot	161	100%	1	1%	143	89%	17	11%
Е	Car	46	90%	15	33%	0	0%	31	67%
	Trk	5	10%	0	0%	0	0%	5	100%
	Tot	51	100%	15	29%	0	0%	36	71%
W	Car	1	50%	0	0%	0	0%	1	100%
	Trk	1	50%	1	100%	0	0%	0	0%
	Tot	2	100%	1	50%	0	0%	1	50%

Peak	Time	4:30	PM North	Appro	ach Tota	I Inters	ection: 4	439	1	Peak	Time	2:00	PM East	Appr	ach To	tal Inte	ersectio	n: 49	6
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N	Car	227	93%	98	43%	127	56%	2	1%	N	Car	203	92%	87	43%	114	56%	2	1%
	Trk	16	7%	7	44%	9	56%	0	0%		Trk	18	8%	6	33%	12	67%	0	0%
	Tot	243	100%	105	43%	136	56%	2	1%	1	Tot	221	100%	93	42%	126	57%	2	1%
s	Car	146	97%	0	0%	136	93%	10	7%	S	Саг	142	92%	1	1%	122	86%	19	13%
1	Trk	5	3%	0	0%	5	100%	0	0%	1	Trk	12	8%	0	0%	11	92%	1	8%
	Tot	151	100%	0	0%	141	93%	10	7%	1	Tot	154	100%	1	1%	133	86%	20	13%
E	Car	38	86%	14	37%	0	0%	24	63%	E	Car	106	90%	33	31%	1	1%	72	68%
	Trk	6	14%	0	0%	0	0%	6	100%	l	Trk	12	10%	0	0%	0	0%	12	100%
	Tot	44	100%	14	32%	0	0%	30	68%		Tot	118	100%	33	28%	1	1%	84	71%
W	Car	0	0%	0		0		0		W	Car	3	100%	1	33%	0	0%	2	67%
76	Trk	1	100%	1	100%	0	0%	0	0%		Trk	0	0%	0		0		0	
	Tot	1	100%	1	100%	0	0%	0	0%		Tot	3	100%	1	33%	0	0%	2	67%

Peak	Time:	2:45 [M South	Арр	roach 1	otal In	tersect	ion: 4	32		
App	<u>Veh</u>		<u>Vol</u>	Left	<u>Turns</u>	Thr	<u>ough</u>	Right Turns			
N	Car	186	94%	55	30%	129	69%	2	1%		
	Trk	11	6%	2	18%	9	82%	0	0%		
	Tot	197	100%	57	29%	138	70%	2	1%		
S	Car	194	96%	1	1%	174	90%	19	10%		
	Trk	9	4%	0	0%	8	89%	1	11%		
	Tot	203	100%	1	0%	182	90%	20	10%		
E	Car	26	90%	9	35%	0	0%	17	65%		
	Trk	3	10%	0	0%	0	0%	3	100%		
	Tot	29	100%	9	31%	0	0%	20	69%		
W	Car	3	100%	1	33%	0	0%	2	67%		
	Trk	0	0%	0		0		0			
<u> </u>	Tot	3	100%	1	33%	0	0%	2	67%		

Peak	Time	2:15	PM West	Annr	nach To	stal Int	ersecti	on: 50	12
App	Veh		Vol	• •	Turns		<u>ough</u>		ht Turns
N	Car	191 92%		66	35%	123	64%	2	1%
	Trk	17	8%	4	24%	13	76%	0	0%
	Tot	208	100%	70	34%	136	65%	2	1%
s	Car	165	92%	1	1%	147	89%	17	10%
	Trk	14	8%	0	0%	13	93%	1	7%
	Tot	179	100%	1	1%	160	89%	18	10%
Е	Car	100	90%	33	33%	1	1%	66	66%
	Trk	11	10%	0	0%	0	0%	11	100%
	Tot	111	100%	33	30%	1	1%	77	69%
W	Car	4	100%	2	50%	0	0%	2	50%
	Trk	0	0%	0		0		0	
	Tot	4	100%	2	50%	0	0%	2	50%

	P	ede	strian Volu	mes	6-H	our Total	
<u>Ped</u>	N	<u>s</u>	Tots N-S	E	<u>w</u>	Tots E-W	<u>Total</u>
Adult	1	2	3	0	4	4	7
Child	0	0	0	0	0	0	0

Left '	Turn Peak	Quarter
App	<u>Began</u>	Tot Left
N	2:00 PM	39
s	4:00 PM	4
E	2:15 PM	27
W	4:30 PM	1 ;

Los Angeles C y Department of Public Works Manual Tra Count Summary Report ID: 1921

Date: 12/20/2012 Thursday Conditions: Int: SIERRA HIGHWAY at CROWN VALLEY ROAD Run Date: 4/5/2016 Run Time: 5:31 PM Count Date: 12/20/2012

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N	Саг	283	92%	131	46%	143	51%	9	3%	11	N	Car	164		90%		73	45%	82	50%	9)
N	Trk	24	8%	11	46%	12	50%	1	4%			Trk	19		10%		9	49%	8	43%	1	ļ
N	Tot	307	100%	142	46%	155	50%	10	3%			Tot	182				82	45%	90	49%	9	1
S	Car	151	92%	16	11%	58	36%	80	53%	Ш	S	Car	63		88%		6	10%	21	33%	36	i
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Run Date: 4/5/2016 Los Angeles Conty Department of Public Works Manual Transcount Summary Report ID: 1920
Run Time: 5:32 PM Count Date: 12/19/2012 Int: RRA HIGHWAY at CROWN VALLEY ROAD

	Yorth App East Appr				GHWAY NLLEY R							uth Appro st Approa		SIERRA			0				F	Pg.1
eak i	ime: 02	:15 pm	Interse	ction P	eak Vo	lume T	otal: 93	5					Six-H	our Ave	rage H	ourly V	olume	32.7	Total:	609		_
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